

## **CLAIMS**

1. A method of generating a report regarding a completed real estate transaction, comprising the steps of:

(1) receiving over a computer network from one or more parties to the completed real estate transaction information relating to the completed real estate transaction;  
(2) generating a transaction report based on the received information;  
(3) storing the transaction report in a computer storage device; and  
(4) in response to a query by a third-party user, transmitting the transaction report over the computer network to the third-party user.

2. The method of claim 1, wherein step (1) further comprises the step of receiving a transaction questionnaire including information evaluating the real estate transaction and information identifying at least one local service provider that assisted with one or more aspects of the real estate transaction.

3. The method of claim 2, wherein step (1) further comprises the step of receiving an evaluation questionnaire including an evaluation of the at least one local service provider, and wherein step (4) comprises the step of transmitting the evaluation of the at least one local service provider.

4. The method of claim 1, wherein step (1) further comprises the step of receiving an evaluation questionnaire including an evaluation of another party to the completed real estate transaction, and

wherein step (4) comprises the step of transmitting the transaction report including transmitting the evaluation of the another party to the completed real estate transaction.

5. The method of claim 1, wherein step (1) further comprises the step of receiving an evaluation questionnaire including an evaluation of local challenges encountered during the real estate transaction, and

wherein step (4) comprises the step of transmitting the transaction report including transmitting the evaluation of local challenges encountered during the real estate transaction.

6. The method of claim 2, further comprising the steps of:

determining whether information for a plurality of required fields in the questionnaire is

received;

when information for at least one of the plurality of required fields is not received,  
prompting a user to input the information for the at least one required field; and

when information for each of the plurality of required fields is received, prompting a user  
5 to complete a project summary report, the project summary report including a description of  
tasks required to complete the real estate transaction.

7. The method of claim 6, further comprising the steps of:

receiving the project summary report; and

an outsider to the completed real estate transaction reviewing the project summary report.

8. The method of claim 5, further comprising the steps of:

the outsider revising the project summary report; and

transmitting at least one revision to the party completing the project summary report.

9. The method of claim 8, further comprising the step of, when the party completing the  
project summary report confirms the at least one revision, storing the project summary report and  
15 linking the stored project summary report with the stored transaction report.

10. The method of claim 6, further comprising the step of, when a response to the at least  
one transmitted revision is not received within a predetermined length of time, storing the project  
summary report and linking the stored project summary report with the stored transaction report.

11. The method of claim 1, further comprising the steps of:

20 receiving a comment report after the transaction report is transmitted, the comment report  
including at least one comment related to the information in the transmitted transaction report;

storing the comment report; and

linking the comment report to the stored transaction report.

12. The method of claim 1, wherein step (3) further comprises the step of storing a  
25 plurality of transaction reports related to a plurality of real estate transactions.

13. The method of claim 1, wherein step (4) further comprises the steps of:

receiving user input criteria including one or more of a country, city and type of report;

and

transmitting at least one of the plurality of transaction reports that meet the user input

criteria.

14. The method of claim 12, wherein step (4) further comprises the steps of:

when the user is a local service provider, determining whether a plurality of transaction reports having information evaluating the local service provider are stored in the database; and

5 when a plurality of transaction reports are stored in the database, transmitting an LSP summary report including limited information from the stored multiple transaction reports related to the local service provider.

15. The method of claim 14, further comprising the steps of:

receiving a local service provider comment report from the local service provider

10 including at least one comment related to information in the LSP summary report;

storing the local service provider comment report; and

linking the local service provider comment report to the plurality of transaction reports having information evaluating the local service provider.

16. A system for generating a transaction report for a completed real estate transaction,  
15 the system comprising:

a computer programmed with software that generates at least one display to receive information related to the real estate transaction from one or more parties to the completed real estate transaction, the computer system generating at least one transaction report from the received information and transmitting the transaction report over a computer network to a third-  
20 party user in response to a request; and

a database that stores the at least one transaction report.

17. The system of claim 16, wherein the at least one display includes a transaction questionnaire that facilitates receipt of information evaluating the real estate transaction and information identifying at least one local service provider that assisted with completion of at  
25 least part of the real estate transaction.

18. The system of claim 17, wherein the at least one display includes an evaluation questionnaire that facilitates receipt of information evaluating service provided by the at least one local service provider.

19. The system of claim 18, wherein the software performs the steps of:

determining whether information for a plurality of required fields in the transaction questionnaire and the evaluation questionnaire is received;

when information for at least one of the plurality of required fields is not received, prompting the user to input the information for the at least one required field; and

5 when information for each of the plurality of required fields is received, prompting the user to complete a project summary report, the project summary report including a description of tasks required to complete the real estate transaction.

20. The system of claim 19, wherein the computer system stores the project summary in the database and links the project summary report to the transaction report.

10 21. The system of claim 16, wherein the computer system receives a comment report after the transaction report is transmitted, the comment report including at least one comment related to the information in the transmitted transaction report.

22. The system of claim 21, wherein the computer system stores the comment report in the database and links the comment report to the transaction report.

15 23. The system of claim 16, wherein the database stores a plurality of transaction reports related to a plurality of real estate transactions.

24. The system of claim 23, wherein the computer system receives user input criteria including one or more of a country, city and type of report and transmits at least one stored transaction report that meets the user input criteria.

20 25. The system of claim 16, wherein the computer system determines whether the user is a local service provider and, when the user is a local service provider, determines whether multiple transaction reports generated from information received from a predetermined number of different users and having information related to the local service provider are stored in the database; and

25 when multiple transaction reports generated from information received from a minimum number of different users are stored in the database, transmits an LSP summary report including limited information from the stored multiple transaction reports related to the local service provider.

26. The system of claim 25, wherein the computer system receives a local service

provider comment report from the local service provider including at least one comment related to information in the LSP summary report; and the local service provider comment report is stored in the database and linked to the multiple transaction reports having information related to the local service provider.

5           27. The system of claim 16, wherein the software generates a transaction report from the transaction questionnaire and generates an LSP summary report from the LSP questionnaire.

28. A computer-readable medium comprising computer-executable instructions which, when executed by a computer, perform the steps of:

- 10           (1) receiving in the computer from one or more parties to a completed real estate transaction information relating to the completed real estate transaction;
- (2) generating a transaction report based on the received information;
- (3) storing the transaction report in a computer storage device; and
- (4) in response to a query by a third-party user, transmitting the transaction report over a computer network to the third-party user.

15           29. The computer-readable medium of claim 28, wherein step (1) is performed using a telephone.